

BRAND-NEW CHUKUM BEACH HOME WITH PANORAMIC OCEAN VIEWS IN TELCHAC PUERTO

Yucatán | Telchac Puerto



Highlights

Property Code | YPS-02-0225

- **COMPLETELY RENOVATED IN 2025, FIRST OCCUPANCY** – Everything brand new: kitchen, plumbing, electrical installations, air conditioners, ceiling fans, and appliances.
- **COMPREHENSIVE AMENITIES** – Includes a water pressure system, water softener and filtration system, washer/dryer, fully equipped kitchen, and more.
- **PRIME SECOND-ROW LOCATION** – Just 80 meters (263 ft) from the pristine white-sand beach in the highly desirable coastal town of Telchac Puerto.
- **TRANQUIL NEIGHBORHOOD** – Quiet, safe, and easily accessible area with an authentic and relaxed coastal atmosphere.
- **IDEAL FOR RESIDENCE OR INVESTMENT** – Perfect as a permanent home, vacation getaway, or income-generating rental property.

Yucatan Property Scouts | René Jeremias

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At a Glance

- **Lot:** 468 m² (5,039 ft²)
- **Construction:** 136 m² (1,464 ft²)
- **Bedrooms:** 2
- **Bathrooms:** 3
- **Year of renovation/construction:** 2025
- **Location:** Telchac Puerto
- **Distance to the beach:** 80 m (263 ft)
- **Parking:** 2–3 vehicles
- **Pool:** Yes (filtered)
- **Special Features:** air conditioning and ceiling fans, equipped kitchen, washer-dryer, Water pressurization, softener and filtration system, etc.
- **Condition:** Excellent

Property Description

This beautifully renovated beach home offers a perfect combination of modern comfort and authentic Yucatán design, just steps away from the Gulf of Mexico. Completely redesigned in 2025, the property is being offered as a first occupancy, ensuring a move-in-ready experience with entirely new infrastructure and equipment.

The home is finished in elegant Chukum, a traditional Mayan natural plaster that not only provides a warm, organic aesthetic but also helps regulate indoor temperature and moisture levels. Large terraces, generous windows, and intelligent orientation create excellent natural ventilation and an open, airy living environment in harmony with the coastal surroundings.

With two bedrooms, three full bathrooms, a large backyard with a swimming pool, and breathtaking ocean views from the upper and rooftop terraces, this home is perfectly suited for both private enjoyment and vacation rental purposes.

📍 **Schedule Your Private Viewing Today!**

Location

Nestled along one of the most picturesque stretches of the Yucatán Gulf Coast—also known as the Yucatán Riviera—this second-row beach home enjoys an unbeatable setting in the tranquil fishing village of Telchac Puerto. Famous for its fine white sand beaches, swaying palm groves, and laid-back coastal lifestyle, the region from San Bruno to Dzilam de Bravo is a haven for those seeking natural beauty and serenity.

Telchac Puerto itself remains refreshingly untouched by mass tourism. With its charming pier, iconic white lighthouse, and authentic village atmosphere, the town of around 1,700 residents offers a peaceful contrast to the crowded resorts of the Riviera Maya. Located approximately 40 km (25 mi) east of Progreso, the area invites you to experience the Yucatán's coast as it once was.

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The property is situated east of the town center, in a quiet, safe, and easily accessible neighborhood. Its prime second-row location guarantees short distances to the beach —ideal for sun-seekers and sea lovers alike—and spectacular panoramic ocean views from the property's roof terrace.

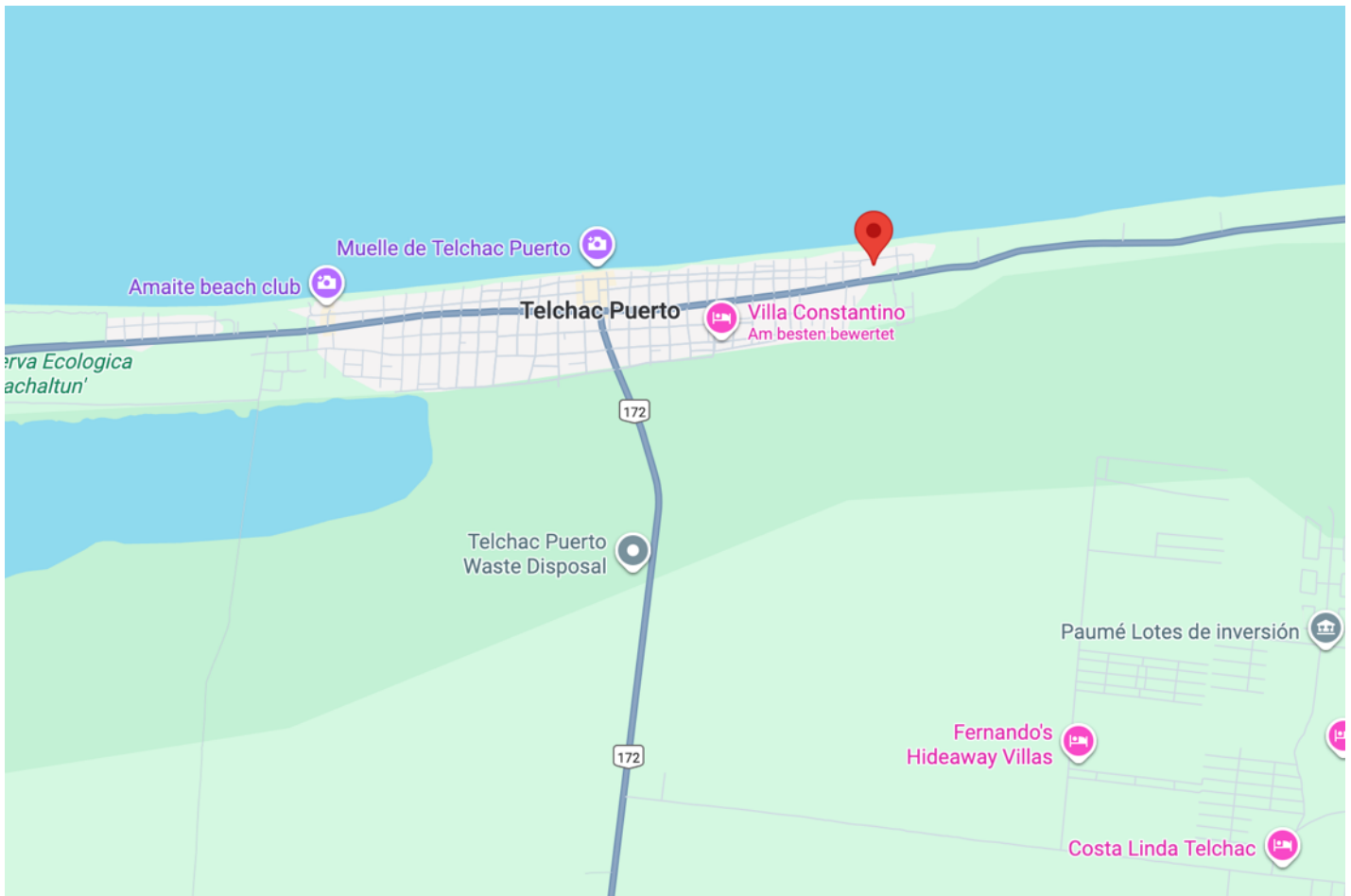
Nature enthusiasts will appreciate the nearby lagoons and mangrove forests, home to flamingos, pelicans, and even alligators. Culture lovers can explore the ancient Mayan ruins of Xcambó, just 14 km (8.7 mi) away—a peaceful site often visited for both its history and spiritual ambiance.

For a change of pace, the thriving capital Mérida is just a 50-minute drive away. With its colonial charm, lively cultural scene, gourmet restaurants, modern shopping centers, and international stores like Costco and Home Depot, Mérida offers all the conveniences of urban living while keeping you close to your beachfront retreat.

DISTANCES FROM THE PROPERTY TO

- Ancient Mayan Ruins of Xcambó | 14 km (8.7 mi)
- Progreso | 45 km (28 mi)
- Mérida Altavrisa | 65 km (40 mi)
- Mérida Centro – Paseo de Montejo / Remate | 70 km (43.5 mi)
- Mérida International Airport | 90 km (56 mi)
- Ancient Mayan Ruins of Chichen Itza | 144 km (89.5 mi)
- Cancún International Airport | 330 km (205 mi)

PROPERTY LOCATION



Property Layout

GROUND FLOOR

- Open concept living and dining area
- Fully equipped kitchen with wooden cabinets and granite countertops
- Full bathroom
- Bedroom with en-suite bathroom and direct access to terrace and garden
- Laundry/utility/storage room with ample space
- Direct access to the backyard pool area

UPPER FLOOR

- Master bedroom with en-suite bathroom
- Large rear terrace overlooking the backyard and pool, with rooftop access
- Large front terrace offering spectacular ocean views

ROOF TERRACE

- Fully tiled rooftop terrace
- Panoramic views over the ocean and the surrounding neighborhood
- Ideal for sunset lounging, entertaining, or yoga

OUTDOOR AREA

- Front yard with parking space for 2–3 vehicles
- Large backyard with filtered pool
- Tiled terraces for outdoor dining and relaxation
- Access from the front yard to the backyard through open corridors on both sides of the house

GENERAL FEATURES

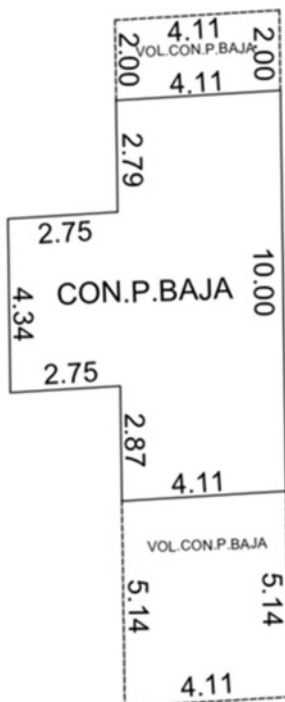
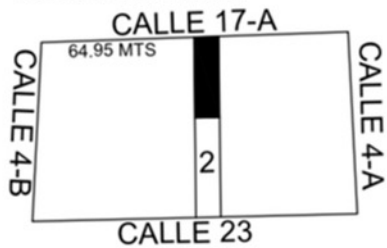
- Air conditioning and ceiling fans in all bedrooms and the living area
- Six-burner gas stove
- Cooker hood
- Large refrigerator
- Washer-dryer combination
- Water pressurization system
- Water softener and filtration system
- Water heater
- Private well
- Built-in closets and beds with mattresses
- Ceramic tile floors and terraces
- Large rooftop water tank
- Finished in Chukum for a warm, natural, and breathable environment

Floor Plan



YUCATAN PROPERTY SCOUTS

LOCALIZACIÓN



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Picture Selection



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